
PLANNING AND ZONING COMMISSION MINUTES

On this the 16th day of December 2019, the Planning and Zoning Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Ruth Davis – Chair
G Maynard Green - Vice Chairman
Kent Howard
Warren Hassinger

Members Absent

Kim Hesley (EX)
Diana Severino-Saxon – Secretary (EX)

Staff Members Present

Mike Donoho, Director
Amanda Torres, Community Planner
Mary Bellinger, Assistant to Director

Guest(s) Present

Six (6)

Open Meeting

1. Meeting called to order at 5:33 p.m.

Regular Agenda

2. Deliberate and act on the September 30, 2019, and December 5, 2019, regular meeting minutes.

Vice Chairman Green moved to accept the September 30, 2019, and December 5, 2019, regular meeting minutes as presented, Member Hassinger seconded the motion. Chair Davis voted for, Member Howard voted for, motion carried unanimously.

3. Deliberate and act on a final Plat submitted by Sote, LLC, for development of a new single-family dwelling development subdivision to be known as Sunset Shores Subdivision – located at 3361 Loop 1781.

Property owners represented Brandi Karl spoke.

After a brief discussion, Chair Davis asked if there any other questions or comments. Hearing none Chair Davis asked for a motion.

MOTION:

Vice Chairman Green moved to accept the final Plat submitted by Sote, LLC, for development of a new single-family dwelling development subdivision to be known as Sunset Shores Subdivision

– located at 3361 Loop 1781 as presented, Member Hassinger seconded the motion. Chair Davis voted for, Member Howard voted for, motion carried unanimously.

4. Deliberate and act on a request to rezone property located at 1352 Mack Road; also known as 2.165 acres of land out of Farm Lot fifteen (15), Block 225, Burton and Danforth Subdivision, Rockport, Aransas County, Texas; to B-1 (General Business District) to develop and prepare land for commercial land uses; currently zoned R-1 (1st Single Family Dwelling District).

Property owners representative Shana Brader presented.

After a brief discussion, Chair Davis asked if there any other questions or comments. Hearing none Chair Davis asked for a motion.

MOTION:

Vice Chairman Green moved to accept the request to rezone property located at 1352 Mack Rd, to B-1 (General Business District), Member Hassinger seconded the motion. Chair Davis voted for, Member Howard voted for, motion carried unanimously.

5. Deliberate and act on a request to revise a Planned Unit Development agreement for property located at 3086-3098 State Highway 35 Bypass and 430 McLester; also known as 11.348 acres out of the Joseph Fessenden Survey, and 38.111 acres embracing all of Tracts 12-14 and the northern portions of Tracts 15-21, C.H. Moore Subdivision, Joseph Fessenden Survey, City of Rockport Aransas county, Texas, to develop property as a subdivision consisting of single-family parcels.

Property owners representative Brandi Karl spoke.

Dan Pugh spoke.

After some discussion Chair Davis if there any other questions or comments. Hearing none Chair Davis asked for a motion.

MOTION:

Member Hassinger moved to accept the request to revise a Planned Unit Development agreement for property located at 3086-3098 State Highway 35 Bypass, Vice Chairman Green seconded the motion. Chair Davis voted for, Member Howard voted for, motion carried unanimously.

6. Deliberate and act on a request to rezone property located at 345 SH 35 Bypass; also known as 134.343 total acres of land embracing four tracts of land called Tract 1: 67.984 acres of land out of the remainder of Farm Lot 3, all of Farm Lots 4, 5, 6, 7 and 8; and fractional Farm Lots 9, 10, 11, 12. Landblock 20, T.P. McCampbell Subdivision; Tract 2: 55.932 acres of land out of the remainder of Farm Lot 1, all of Farm Lots 2 and 3, and fractional Farm Lots 4, 5, 6, 7, 8, 9 and 10, Landblock 21, T.P. McCampbell Subdivision; Tract 3: 7.257 acres of land out of the remainder of Farm Lot 1, and fractional Farm Lots 2, 3 and 4, Landblock 22,

T.P. McCampbell Subdivision, and including 3.17 acres of platted R.O.W. adjacent to said tracts as shown on the plat of T.P. McCampbell Subdivision, City of Rockport, Aransas County, Texas according to the plat recorded in Volume 1, pages 3 and 4, Plat Records of Aransas County, Texas, and above tracts being described in a deed of record to D & R Self Storage, Inc., under Clerks File Number 368317, Official Public Records of Aransas County, Texas; to B-1 (General Business District) to build a boutique hotel and apartment complex; currently zoned R-1 (1st Single Family Dwelling District).

Property owners representative Brandi Karl spoke.

After a brief discussion Chair Davis ^{asked} if there any other questions or comments. Hearing none Chair Davis asked for a motion

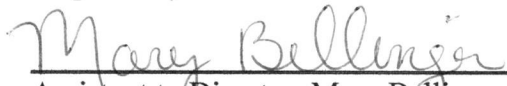
MOTION:

Member Hassinger moved to accept a request to rezone property located at 345 SH 35 Bypass, Vice Chairman Green seconded the motion. Chair Davis voted for, Member Howard voted for, motion carried unanimously.

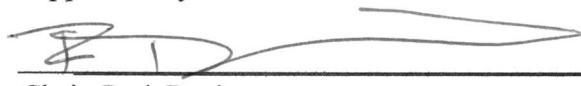
Adjournment

There being no further business, Chair Davis adjourned the meeting at approximately 6:10 pm.

Prepared by:


Assistant to Director, Mary Bellinger

Approved by:


Chair, Ruth Davis